

# Arlington Special Town Meeting — Motion to Amend

## ARTICLE NO. 11

**Dated:** October 16, 2023

I, Christopher Loreti, do hereby submit the following Motion to Amend the Redevelopment Board's (ARB) recommended vote under Article 11:

To remove the ARB's amendment of Zoning Bylaw **Section 5.5.1 Districts and Purposes** and to remove its changes under Column **B1** in the table under **Section 5.5.3. Use Regulations for Business Districts** such that its amended recommended vote reads as follows:

### Amend SECTION 5.5.3:

#### Section 5.5.3. Use Regulations for Business Districts

Class of Use	B1	B2	B2A	B3	B4	B5
<b>Residential</b>						
Single-family detached dwelling	Y	¥	¥	¥	¥	¥
Two-family dwelling, duplex dwelling	Y	¥	¥	¥	¥	¥

### Comment:

This amendment will modify the ARB's recommended vote only for the B1 zoning district. In the B1 district, it will preserve as conforming, by-right uses single family detached dwellings, two-family dwellings, and duplex dwellings. As described in Zoning Bylaw Section 5.5.1 Districts and Purposes, single-family and two-family homes are a predominant use in the B1 district and virtually all of them were constructed prior to 1935. This change will continue to allow owners of these homes to convert them from one-family homes to two-family homes by right. More importantly, it will prevent their owners from losing the ability to use them as one and two-family homes if they are temporarily converted to a conforming use, as would be the case with the ARB's proposed zoning change.

Respectfully submitted,

/s/ Christopher Loreti

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Precinct 7

Date Voted: \_\_\_\_\_

Action Taken: \_\_\_\_\_